



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. MICHAEL S. D'AMATO, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Ashanti Hamilton, Ald. Robert Bauman

Staff Assistant, Linda Elmer, (414)-286-2232

Fax: (414) 286-3456, E-mail: lelmer@milwaukee.gov

File Specialist, Charlotte Rodriguez, 286-8797, E-mail: crodri@milwaukee.gov

Tuesday, May 22, 2007

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:24 A.M.

Present 3 - D'Amato, Murphy, Bauman

Excused 2 - Wade, Hamilton

1. [070148](#) Appointment of Ms. Kein Burton to the City Plan Commission by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

Ms. Burton not present.

A motion was made by ALD. BAUMAN that this Appointment be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

2. [070245](#) Reappointment of Kathryn West to the Redevelopment Authority by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

A motion was made by ALD. MURPHY that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

- 3a. [070127](#) Ordinance creating the Milwaukee River Greenway Corridor Interim Study Overlay Zone, generally located along the Milwaukee River between the former North Avenue Dam and the City of Milwaukee Limits at Silver Spring Drive, in the 1st, 3rd and 6th Aldermanic Districts.

Sponsors: Ald. D'Amato, Ald. Bauman And Ald. Murphy

Individuals present:

Vanessa Koster - Dept. of City Development

Supporters:

Cheryl Nenn - Friends of Milwaukee Rivers

Ken Leinbach - Urban Ecology Center

Mary Beth Driscoll - Groundwork Milwaukee

Vince Bushell - River Revitalization Foundation

Sura Faraj - Riverwest neighborhood Association

Belle Bergner - 3232 N. Dousman

Karin Long - 1216 E. Vienna Ave.

Robert Wright - supports the majority of the district, but concerned about the southeast corner where his property, Wisconsin Paperboard is, located.

No Position:

Jim Plaisted - East Side Business Improvement District #20

Mark Wolbrink - 1307 E. Meinecke

Ald. Bauman and Ald. Murphy added as sponsors.

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

3b. [070124](#)

Resolution creating a study plan for the Milwaukee River Greenway Corridor Interim Study Overlay Zone, generally located along the Milwaukee River between the former North Avenue Dam and the City of Milwaukee Limits at Silver Spring Drive, in the 1st, 3rd and 6th Aldermanic Districts.

Sponsors: Ald. D'Amato, Ald. Bauman And Ald. Murphy

Individuals present:

Vanessa Koster - Dept. of City Development

Supporters:

Cheryl Nenn - Friends of Milwaukee Rivers

Ken Leinbach - Urban Ecology Center

Mary Beth Driscoll - Groundwork Milwaukee

Vince Bushell - River Revitalization Foundation

Sura Faraj - Riverwest Neighborhood Association

Belle Bergner - 3232 N. Dousman

Karin Long - 1216 E. Vienna Ave.

Robert Wright - supports the majority of the district, but concerned about the southeast corner where his property, Wisconsin Paperboard, is located.

No Position:

Jim Plaisted - East Side Business Improvement District #20

Mark Wolbrink - 1307 E. Meinecke

Ald. Bauman and Ald. Murphy added as sponsors.

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

Sponsors: Ald. D'Amato, Ald. Bauman And Ald. Murphy

**A motion was made by ALD. BAUMAN that this Resolution be RECONSIDERED.
The motion PREVAILED by the following vote:**

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

Sponsors: Ald. D'Amato, Ald. Bauman And Ald. Murphy

Accept Proposed Substitute A

**A motion was made by ALD. BAUMAN that this Resolution be SUBSTITUTED. The
motion PREVAILED by the following vote:**

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

070124

Substitute resolution creating a study plan for the Milwaukee River Greenway Corridor Interim Study Overlay Zone, as established by Section 295-1005.0003 of the Milwaukee Code of Ordinances, generally located along the Milwaukee River between the former North Avenue Dam and the City of Milwaukee Limits at Silver Spring Drive, in the 1st, 3rd and 6th Aldermanic Districts.

Sponsors: Ald. D'Amato, Ald. Bauman And Ald. Murphy

**A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED
FOR ADOPTION. The motion PREVAILED by the following vote:**

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

4. 070203

Resolution dissolving Tax Incremental District Nos. 25 (Calumet Woods Business Park), 32 (King Drive) and 36 (Granville Park) and authorizing the City Treasurer to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Ald. Murphy needs to resolve some issues related to the excess revenue prior to adoption.

**A motion was made by ALD. MURPHY that this Resolution be HELD TO CALL OF
THE CHAIR. The motion PREVAILED by the following vote:**

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

5. [070236](#) Communication from the Brewery Project relative to a 2007 progress update.

Sponsors: THE CHAIR

A motion was made by ALD. MURPHY that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

6. [070232](#) Resolution relative to an appeal of the Historic Preservation Commission's action denying demolition of 1027 W. McKinley, Building 11 of the Pabst Brewery Historic District.

Sponsors: THE CHAIR

Dan McCarthy - Director of Urban Development for Town Development asks that this be held one cycle so he can speak with the local alderman and the chair of this committee related to other alternatives.

A motion was made by ALD. BAUMAN that this Resolution be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

7. [070172](#) Resolution relating to the interim historical designation of the property located at 733-743 N. Water Street.

Sponsors: THE CHAIR

John Rothstein - Compass Properties asks that this be held at this time, but scheduled prior to July 11, so he can speak with the local alderman and the chair of this committee related to other alternatives.

A motion was made by ALD. MURPHY that this Resolution be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

8. [070229](#) Resolution authorizing the sale of the City-owned vacant lot at 2914 West St. Paul Avenue to the West End Development Corporation for residential construction, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual present:
Dan Casanova - Dept. of City Development

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

9. [070224](#) Resolution approving the Land Disposition Report for the Walnut Circle housing initiative for development of market-rate, single-family homes for sale to owner-occupants in the vicinity of 20th and Walnut, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:
Maria Prioletta - Dept. of City Development
Carla Cross - developer
Cindy Kuhs - developer

A motion was made by ALD. MURPHY that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

10. [070223](#) Resolution authorizing the sale of the City-owned vacant lots at 1977 South 11th Street and 2223-25 South 18th Street to the Milwaukee Christian Center, Inc., for residential construction, in the 12th and 13th Aldermanic Districts.

Sponsors: Ald. Witkowiak And Ald. Witkowski

Individuals present:
Dan Casanova - Dept. of City Development
Michael Van Alstine - Milwaukee Christian Center

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

11. [070225](#) Resolution approving a final Certified Survey Map for the property located on the South Side of West Vine Street and West of North 17th Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

10:00 A.M.

12. [061431](#) An ordinance to create Section 113-32.0108 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee.

Sponsors: THE CHAIR

Individual present:

Marcia Lindholm - Dept. of Public Works

A motion was made by ALD. MURPHY that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

13. [070057](#) Substitute ordinance relating to a change in zoning from Industrial Heavy to Detailed Planned Development on land located West of North 16th Street and North of West Canal Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individual present:

Vanessa Koster - Dept. of City Development

The Dept. of City Development will ascertain if this Marquette University field can be used by other entities beside the university.

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

14. [061527](#) Substitute ordinance relating to the change in zoning from Detailed Planned Development to a General Planned Development, to be known as Rivianna, on land located on the North Side of South Water Street and East of North Broadway, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Paul Henningsen - developer

Bradley Mann - Landscape Architects

Robert Schultz - developer

Opponents:

Mary Hartell - Marine Terminal Lofts board member

Guite Wartach - owner of unit of 200 S. Water St. (Water Street Lofts) and president of

the condo association

Supporters:

Craig Geland - owner of a building on S. Water St. across from the proposed building

Randy Ness - president of the 5th Ward Neighborhood Development Assoc.

Tim Murphy - coordinator and project manager for Rivianna

Chuck Wirth - Midwest Helicopters

The developer will remove city permission to have a heliport if this is recommended for adoption today.

Held because of the concerns related to building height, building mass and the helipad by Ald. Bauman.

RECESS: 11:35 A.M.

RECONVENE: 11:55 A.M.

A motion was made by ALD. BAUMAN that this Ordinance be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 2 - D'Amato and Bauman

No 1 - Murphy

Excused 2 - Wade and Hamilton

15a. [070065](#)

Substitute ordinance relating to the Sixth Amendment to the General Planned Development known as Milwaukee Metro Center, on land located South of West Good Hope Road between West Fond du Lac Avenue and U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Jim Bohl

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

15b. [070063](#)

Substitute ordinance relating to the Third Amendment to the Detailed Planned Development, Phase 1, known as Milwaukee Metro Center, on land located on the North Side of West Metro Boulevard and East of U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Jim Bohl

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

10:30 A.M.

- 16a.** 061440 Resolution declaring the City-owned parking lot at 2574-90 North Downer Avenue surplus to municipal needs and authorizing its sale to New Land Enterprises, LLP, for mixed-use development, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:

Vanessa Koster and Dan Casanova - Dept. of City Development

Scott Kindness - Workshop Architects

Boris Gokhman - New Land Enterprises

Bob Greenstreet - Dept. of City Development

Mixed Support:

Elaine Schwartz - 2585 N. Summit Ave.

Opponents:

Jim Stearns - 2605 N. Summit Ave.

Alan Chapin - 2551 N. Prospect Ave.

Peter Kovac - 2623 E. Belleview

Two pictures of his house and tree provided by Mr. Kovac (Exhibit 1)

Two pictures of his house and garbage carts provided by Mr. Kovac (Exhibit 2)

Statement of Dawn McCarthy provided by Mr. Kovac

Letters of Feb. 3 and April 22 provided by Mr. Kovac

Linda May - 2651 N. Summit Ave.

Nik Kovac - 2911 N. Fratney St.

Gail Fitch - 1733 N. Cambridge Ave., #109

David Tojek -2656 N. Summit Ave.

Marjorie Maguire - 2712 E. Bradford Ave.

Pamela Frautschi - 3430 E. Newberry

Donna Schlieman - 1300 N. Prospect

Madeline Norton - grew up at 2608 N. Prospect Ave.

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

- 16b.** 070034 Ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Downer Avenue Redevelopment, Phase 1, on land located on the Southeast Corner of East Belleview Place and North Downer Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster and Dan Casanova - Dept. of City Development

Scott Kindness - Workshop Architects

Boris Gokhman - New Land Enterprises
Bob Greenstreet - Dept. of City Development
Mixed Support:
Elaine Schwartz - 2585 N. Summit Ave.
Opponents:
Jim Stearns - 2605 N. Summit Ave.
Alan Chapin - 2551 N. Prospect Ave.
Peter Kovac - 2623 E. Belleview
Two pictures of his house and tree provided by Mr. Kovac (Exhibit 1)
Two pictures of his house and garbage carts provided by Mr. Kovac (Exhibit 2)
Statement of Dawn McCarthy provided by Mr. Kovac
Letters of Feb. 3 and April 22 provided by Mr. Kovac
Linda May - 2651 N. Summit Ave.
Nik Kovac - 2911 N. Fratney St.
Gail Fitch - 1733 N. Cambridge Ave., #109
David Tojek -2656 N. Summit Ave.
Marjorie Maguire - 2712 E. Bradford Ave.
Pamela Frautschi - 3430 E. Newberry
Donna Schlieman - 1300 N. Prospect
Madeline Norton - grew up at 2608 N. Prospect Ave.

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

17. [050280](#)

Resolution approving the blight designation and acquisition by the Redevelopment Authority of City-owned vacant lots in the vicinity of 37th and North and approving the Land Disposition Report for these properties and the Redevelopment Authority owned property at 3709-11 West North Avenue for sale to Root Development, LLC for development of Renaissance Food Court, in the 15th Aldermanic District. (Redevelopment Authority)

Sponsors: Ald. Hines Jr.

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

Meeting adjourned: 2:03 P.M.

Linda M. Elmer

Staff Assistant

This meeting can be viewed in its entirety in the web-casting archives found at www.milwaukee.gov/channel25.